PINEHURST AT WALDENWOOD HOMEOWNERS ASSOCIATION

MINUTES OF THE ANNUAL MEETING

JANUARY 8, 2019

HILTON LAKE FIRE STATION

The meeting was called to order at 6:03 PM by President Sue Parks. Present was Sue Parks, Secretary June Kaufman, Tina Jackson representing Phillips Management. Chris Winks and Kody Riddle, Board Members, were not able to attend. Fourteen homeowners were present but a Quorum of homeowners was established with proxy forms, a total of 30 homeowners represented.

Tina Jackson presented the Proof of Notice for the meeting.

Annual Minutes of the January 20, 2015 were read and approved.

PRESIDENT’S REPORT

A slide show was presented showing where money has been spent on improving the community and what needs to be addressed in the future. Lawn mowing, irrigation systems, repairing or replacing common area fencing, and playground upkeep are ongoing expenses. Future expenses include Pergola, pond maintenance. The HOA is responsible for the ponds but for now the county has been funding the cleaning of the ponds. A homeowner asked if the fence repairs could be turned over to the homeowners who have the pipe line fence backed up to their yard. Sue parks will check on it.

TREASURER’S REPORT

Tina Jackson presented the financials and explained the process of fines and payment conflicts. She presented a letter from the IRS concerning leftover money that needs to be moved over to the budget or homeowners or the money will be taxed. A motioned was made and seconded to move the extra $1000.00 to 2019.

ACC REPORT

Doug Stewart reported on the slow process of letters to homeowners and fines. He would like earlier intervention for non compliance of R and Rs.

BUSINESS

The situation of the rotting wood on the Pergola was discussed. An estimate of $10,000 was received to repair it and $3000 to take it down. Sue will get more estimates. A discussion ensued on landscaping the area. Carolyn Wright will explore landscaping options.

Street parking was discussed including safety issues and the CCR rules concerning parking. Hiring a parking officer was mentioned. We need to work together to find solutions as this is a community wide problem.

ELECTION OF DIRECTORS

The following homeowners were elected to the Board

June Kaufman

Doug Stewart

The following Directors and their positions are as followed:

Susan Parks- President; Chris Winks- Treasurer; June Kaufman- Secretary; Kody Riddle-Member at Large; Doug Stewart-Member at Large

ADJOURNMENT

The meeting was adjourned at 7:20PM

Respectively submitted by June Kaufman